

**ELK TOWNSHIP
COMMITTEE WORK SESSION MINUTES
February 19, 2019**

The work session of the Elk Township Committee was held on the above date in the Municipal Building. The meeting was called to order by Mayor Sammons at 7:00PM.

The Open Public Meeting Notice was read.
The Salute to the Flag was recited.

ROLL CALL: Present were: Mr. Hollywood, Mrs. Nicholson, Mr. Poisker , Mr. Rambo, Mayor Sammons, Mr. Considine, CFO, and Mrs. Pine, Township Clerk. Mr. Bitgood, Engineer and Mrs. Kanapue, Planner.

Approval of minutes of February 7, 2019 Regular Meeting
Motion by Mrs. Nicholson, seconded by Mr. Poisker to approve the minutes of the February 7, 2019 Regular meeting, all were in favor motion carried.

PUBLIC PORTION:

Motion by Mr. Poisker to open the meeting to the public, seconded by Mr. Hollywood, all were in favor, motion carried.

Mayor Sammons asked if anyone had any questions on agenda items to come forward at this time. No one came forward.

Motion by Mrs. Nicholson to close the public portion, seconded by Mr. Rambo, all were in favor, motion carried.

RESOLUTION:

R-41-2019 – Authorizing Tax Sale Certificate Premium Escheat for Certain Real Property
Motion by Mr. Poisker, seconded by Mr. Hollywood to adopt and approve said Resolution, upon roll call motion carried.

Roll Call:	Mr. Hollywood	Yes
	Mrs. Nicholson	Yes
	Mr. Poisker	Yes
	Mr. Rambo	Yes
	Mayor Sammons	Yes

R-42-2019 – Authorizing and Approving the Elk Township Police Department’s Application and Participation for Enrollment in the Law Enforcement Support Office (LESO) 1033 Program
Motion by Mr. Rambo, seconded by Mr. Hollywood to adopt and approve said Resolution, upon roll call motion carried.

Roll Call:	Mr. Hollywood	Yes
	Mrs. Nicholson	Yes
	Mr. Poisker	Yes
	Mr. Rambo	Yes
	Mayor Sammons	Yes

R-43-2019 – Elevating Class Rank of Police Officer Upon Anniversary Date of Hire- Frank Messina
Motion by Mr. Rambo, seconded by Mr. Poisker to adopt and approve said Resolution, upon roll call motion carried.

Roll Call:	Mr. Hollywood	Yes
	Mrs. Nicholson	Yes
	Mr. Poisker	Yes
	Mr. Rambo	Yes
	Mayor Sammons	Yes

GLOUCESTER COUNTY REPRESENTATIVE James Schmidt, was present to assist with any questions or concerns for the County.

PUBLIC PORTION:

Motion by Mrs. Nicholson to open the meeting to the public, seconded by Mr. Hollywood, all were in favor, motion carried.

Mayor Sammons asked if anyone had any questions or comments or an issue they would like to bring to the township committees attention to come forward at this time.

Darlema Bey, 507 Arch St., asked about other options for the drainage issue on Arch St. Mr. Bitgood provided Ms. Bey with a copy of the most viable option to address the issue. Committee will discuss the issue at a later date.

Motion by Mrs. Nicholson to close the public portion, seconded by Mr. Hollywood, all were in favor, motion carried.

PAY BILLS:

Motion by Mr. Poisker to Pay the Bills, seconded by Mr. Rambo, upon roll call motion was carried.

Roll Call:	Mr. Hollywood	Yes
	Mrs. Nicholson	Yes
	Mr. Poisker	Yes
	Mr. Rambo	Yes
	Mayor Sammons	Yes

TOPIC:

Steve Patron representative of Aura Investors, Steve Leone, Architect/Planner from Spiegle Architectural Group, Jack Plackter, Attorney with Fox Rothschild and Rich Reading, Fiscal Analyst were present to explain the Aura III concept. Aura III currently has the approval for 464 single family units in addition to 169 units in Aura II. Aura III or Aura Living, a proposed senior development, an authentic community, will offer a new wellness lifestyle, a holistic community with wellness, health, homecare, dining and other amenities. They have been talking with Rowan University to make connections and develop a relationship. The developments north of Aura III that are almost built out will be connected together by trails to bring families together. The town center will be the most densely populated area with commercial and residential mix. It will be a pedestrian friendly community and possibly a golf cart community. This is not a set plan, this still evolving. They are ready to take this to the next level.

Mrs. Nicholson is concerned about the traffic on Aura Road.

Mr. Patron stated he has contacted the county to set up a meeting. The county said they will meet when an application is filed. They have a traffic engineer that is working on coming up with the best options. They are anticipating a traffic light on Aura Road.

Mr. Poisker asked with the talks with Rowan, do you believe this will be occupied by Rowan?

Mr. Patron stated Rowan is partners with Cooper and will be partnering with Inspira also. He feels there will be professors living here and there will be classes here.

They are hoping to have smaller businesses, not large stores.

Mrs. Nicholson asked if this will be built in phases.

Mr. Patron stated yes, it will be built in phases. They are in the process of interviewing several builders for the different aspects of the project.

Aura II will remain the same with 169 single family units, Aura III will become a big mixed use development with an active adult community and a commercial component.

Richard Reading was retained to do a comparison of the site with all single family homes v. the mixed use. They are going to be looking for a long term (30 year) tax abatement on the commercial (rental area) and a short term (5 year) tax abatement on the residential (for sale) portion; where 95% of the taxes go to the township and 5% goes to the county.

Mr. Poisker asked

if Rowan or Inspira is part of the commercial, are they tax exempt.

Mr. Patron stated they will be renting from the developer and taxes will be paid by the developer.

Ms. Kanaplue asked if 20% of Aura III is not age restricted?

Mr. Patron stated they have been talking with Fair Share Housing about their ideas and numbers.

Mr. Patron will make the full report available to the committee.

The township has a legal obligation to Fair Share Housing. The current settlement agreement will need to be amended by motion specifically to the Aura numbers. The Fair Share Housing has to approve the numbers that the township thinks are palatable. The current obligation is for the numbers of Aura II with 169 units and Aura III with 464 units. We do not know what the requirements are going to be in the 4th round.

Motion by Mr. Rambo to adjourn, seconded by Mr. Poisker, all were in favor, the meeting was adjourned at 8:22PM.

Respectfully Submitted,

Debora R. Pine, RMC, CMC
Township Clerk